

202504250042

04/25/2025 10:49 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

When recorded return to:
Edwin Mwangi and Faith Waithaka
1108 S 18th St
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251243

Apr 25 2025

Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

 **Fidelity National Title**
CORPORATION OF WASHINGTON, INC.

10655 NE 4th St., Suite 200
Bellevue, WA 98004-5035

Chicago Title
620058515

Escrow No.: 611351290

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer D. Janda-Dellinger, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Edwin Mwangi and Faith Waithaka, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 10 AND THE SOUTH 10 FEET OF LOT 9, BLOCK 4, ALBERT BALCH'S WEDGWOOD,
ADDITION TO
MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF
PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P54785,

Subject to:

1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.

STATUTORY WARRANTY DEED

(continued)

Dated:

4/24/25

Jennifer D. Janda-Dellinger

State of

WA

County of

Skagit

This record was acknowledged before me on 4-24-25 by Jennifer D. Janda-Dellinger.

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 9-11-27

KYLE BEAM
Notary Public
State of Washington
Commission # 210008
My Comm. Expires Sep 11, 2027